



## Apartment One-bedroom (2+kk)

Sold

68.2 m<sup>2</sup>, Praha 6, Bubeneč, V Sadech





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Total area	75 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	2 691 CZK monthly
PENB	B
Reference number	103443

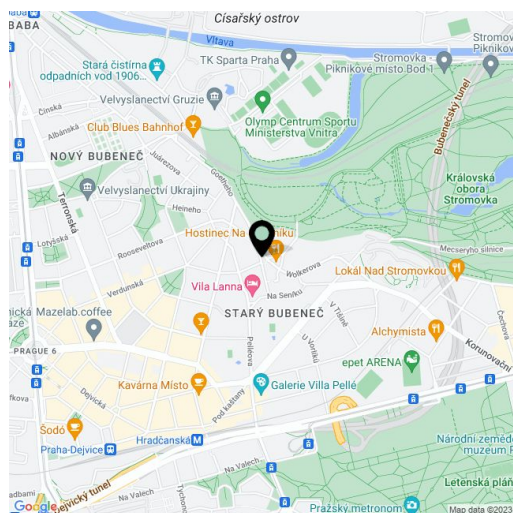
This modern apartment with a balcony, views of the greenery, and a garage parking space is part of an apartment building renovated according to the designs of the AI – DESIGN studio under the leadership of Eva Jiříčná. The building is located in Prague 6 - Bubeneč, on a quiet cul-de-sac near Stromovka Park.

The layout of the apartment consists of a bright living room with a kitchen and dining area, a bedroom, a bathroom with a bathtub and a toilet, and an entrance hall. The living room with a dining area has windows that face three directions, and on the east side there is also an entrance to the balcony. Due to the location of the house on a slope, the balcony is at the level of the 1st floor, although the apartment is on the ground floor.

The reconstruction of the apartment and the entire building was completed in 2022. Ceilings are almost 3 m high; floors are **wooden** and with large-format tiles, the windows have **wooden frames and triple glazing**. Facilities include a custom-made **designer kitchen** with built-in appliances, a stylish bathroom, and built-in furniture.

This pretty green and quiet place is located a short distance from **Stromovka Park**, in the **diplomatic quarter** with many important villas and landscaped gardens. There are restaurants nearby. Shops and the metro station and **Hradčanská** tram stop are within walking distance. By car, it is possible to connect to the Blanka tunnel complex in just a short time or drive to the city center or the airport.

Floor area 68.2 m<sup>2</sup>, balcony 7 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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